

# Eagle Point Office Center

For Sale or Lease

Colliers



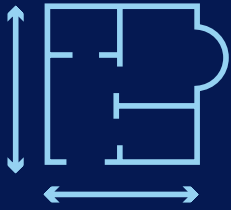
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Three suites available:  
1,027 - 11,118 SF



Beautiful corner suite  
& suite located off of  
main building entry



Excellent owner/user  
opportunity with in  
place income



Ample free surface  
parking



Minutes to I-94 and  
I-694

Address 8519 Eagle Point Blvd, Lake Elmo, MN 55042

Building Name Eagle Point Office Center

Year Built 2001

Site Area 3.82 Acres

Building Area 31,983 SF total

Available For Lease  
Suite 101: 11,118 SF  
Suite 150: 1,578 SF  
Suite 174: 1,027 SF

Parking 173 (4.96/1,000 SF)

Sale Price Negotiable

Lease Rates \$14.50 NNN

Est. 2026 Tax/CAM \$10.50 PSF  
\*CAM includes all utility charges

Notes **Owner/user opportunity with in-place income**

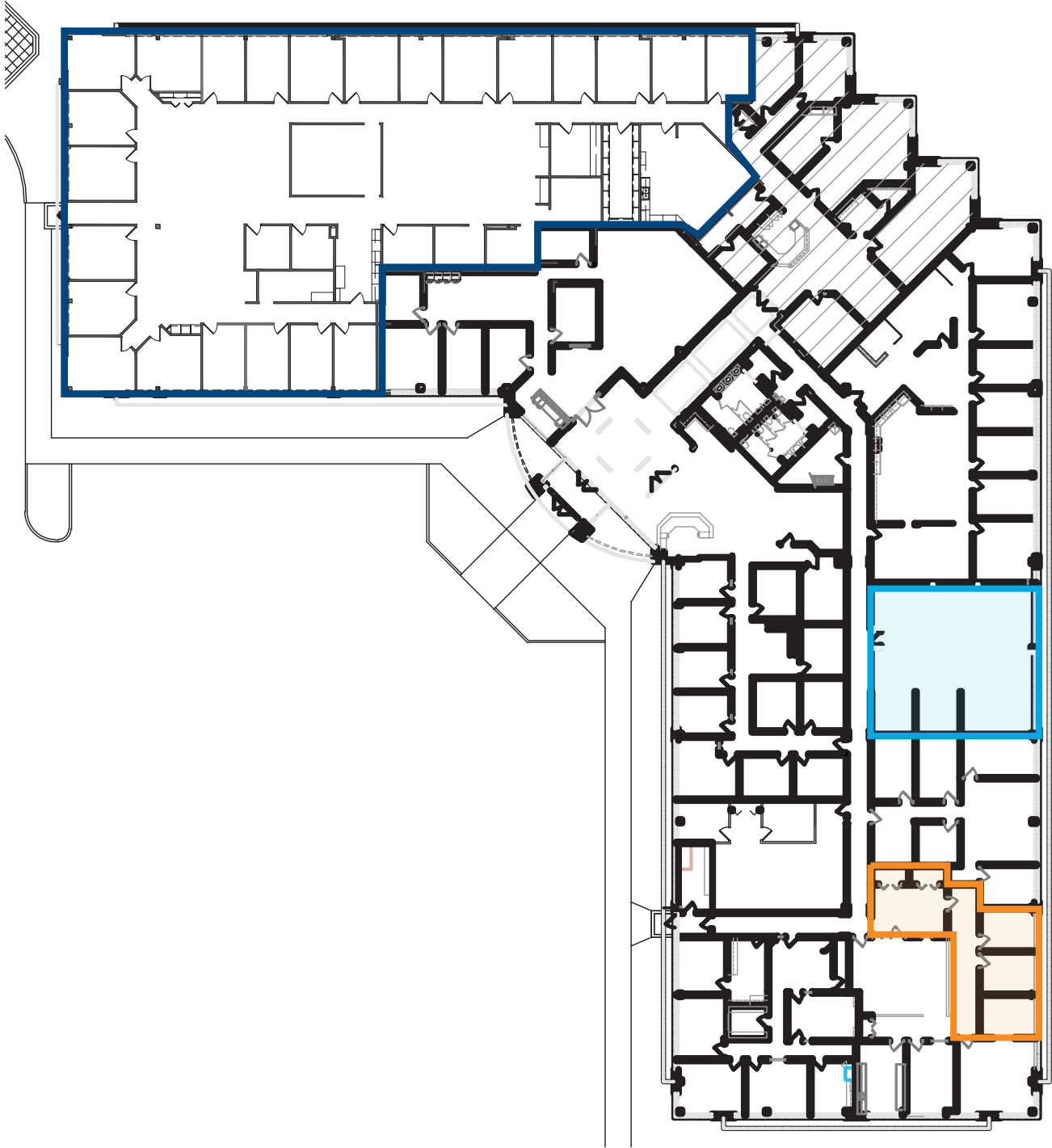


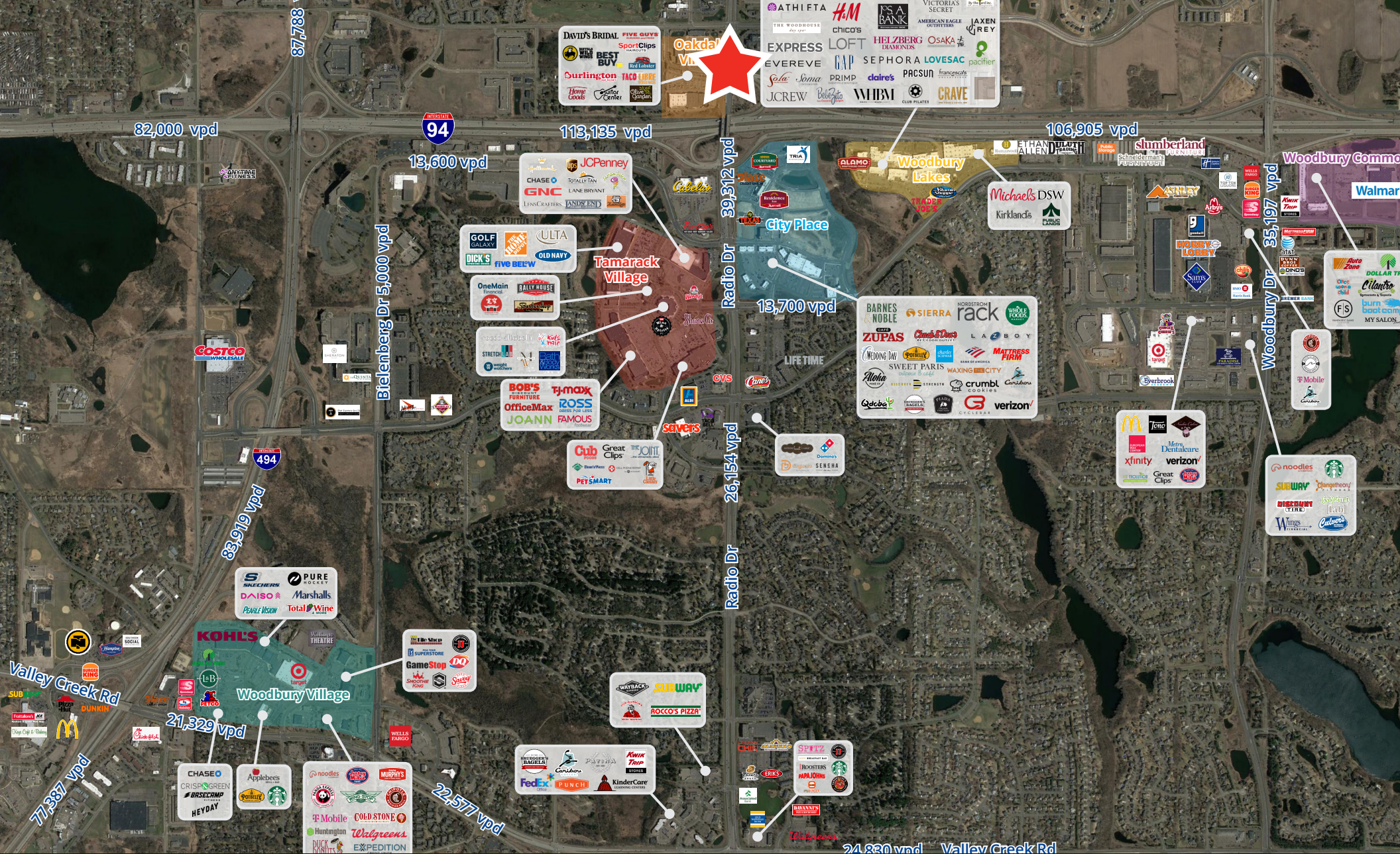
# Floor Plans

 Suite 101: 11,118 SF

 Suite 150: 1,578 SF

 Suite 174: 1,027 SF





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